



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY MARCH 22ND, 2010
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

PRELIMINARY REVIEWS

- | | | |
|-----------|-----------------------------|-----------------------------------|
| A. | 1913 CALIFORNIA AVE. | FOX PARK HISTORIC DISTRICT |
| B. | 2745 ACCOMAC ST. | FOX PARK HISTORIC DISTRICT |

NEW APPLICATION

- | | | |
|-----------|----------------------------|--|
| C. | 6169R PERSHING AVE. | SKINKER-DeBALIVIERE HISTORIC DISTRICT |
|-----------|----------------------------|--|

APPEALS OF STAFF DENIALS

- | | | |
|-----------|---|---|
| D. | 2407 S. 13TH ST. | SOULARD HISTORIC DISTRICT |
| E. | 4260 WESTMINSTER PL.
(aka 414-18 Boyle Ave.) | CENTRAL WEST END HISTORIC DISTRICT |
| F. | 6102 MICHIGAN AVE. | PRESERVATION REVIEW DISTRICT |
| G. | 5759 WATERMAN BLVD. | CENTRAL WEST END HISTORIC DISTRICT |
| H. | 1801 PARK AVE. | LAFAYETTE SQUARE HISTORIC DISTRICT |



CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

Date: March 22, 2010
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner
Subject: Preliminary Review to construct an attached garage
Address: 1913 California Avenue
District: Fox Park Neighborhood Historic District — Ward 6



1913 CALIFORNIA AVENUE

Owner/Appellant:
Aubrey Morrison

Purpose:
To construct a three car attached garage

Recommendation:
The Preservation Board should deny the Preliminary Application as the proposed garage does not comply with the historic district standards.



Background

On March 3, 2010, the Cultural Resources Office received a Preliminary Application to construct an attached three car garage on the rear of a house in the Fox Park Local Historic District. It was explained to the owner that the project cannot be approved since it did not conform to the design guidelines and would need to go before the Preservation Board if the design was not changed.

The owner did not wish to modify his design so the project was scheduled for the March 22, 2010 Preservation Board.



CONTEXT SOUTH



CONTEXT NORTHEAST

Site and Surrounding Area

1913 California is a single-family two-story Italianate style house in the Fox Park Historic District. The property is located on the west side of California between Geyer to the north and Russell to the south. Buildings to the east and west of 1913 California are residential, primarily single and multi-family brick buildings of similar architectural style and date of construction. The block to the west of the property consists of new construction. The surrounding buildings are all well-maintained and are contributing resources to the Fox Park Historic District.



REAR OF BUILDING

Relevant Legislation

Per the Fox Park Neighborhood Historic District Standards, Ordinance #66098:

303 Garages and Carports in New Construction

Garages and Carports are not regulated except as follows:

Garages and carports shall be set within 10' of the alley line.

Complies

Vehicular access shall only be from the alley.

Complies

Garage doors shall be parallel to, and face, the alley.

Does not comply: The garage doors do not face the alley.

Construction requirements per form:

Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum, 4" beaded tongue and groove siding, brick or brick veneer. Unfinished siding is prohibited.

Complies

Based on a Model Example.

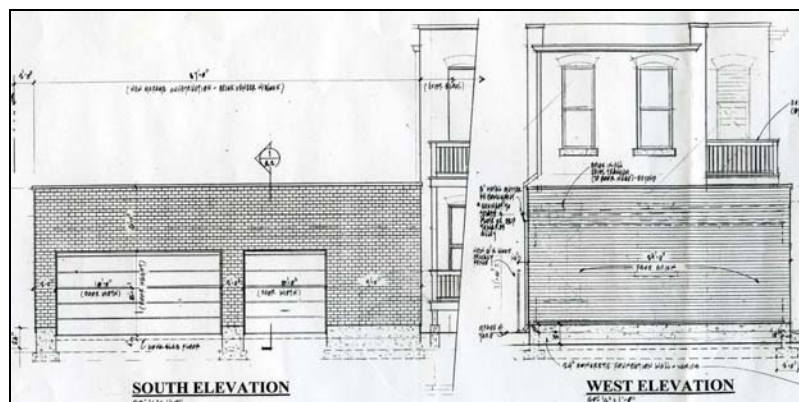
Does not comply: A Model Example was not provided.

Garage and carport roofs shall be as set forth in Section 201.

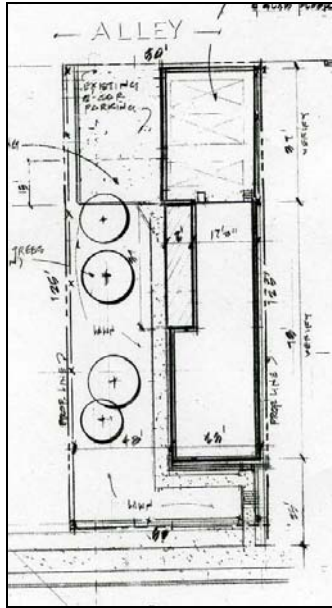
Complies

The mass and scale of garages and carports shall be appropriate for their use and shall not visually dominate the main building.

Does not comply: The garage is out of scale with the main building and will be visually dominant from the street due to the large side yard. The owner proposes to screen the garage from the street with a 6' tall wooden fence. Fencing is not considered a permanent form of screening.



DETAIL OF PROPOSED GARAGE



PROPOSED SITE PLAN

Community Consultation

The Fox Park Neighborhood Association supports the owner's proposal with the following conditions: 1) The owners of both of the properties on either side of the double lot must consent to the construction; and 2) the owner must install privacy fencing along the back of the property as the neighboring property owner directs.

Comments

1913 California Ave, built in 1884, is an Italianate style building. This era of building would have never had attached garages. The proposed garage is not based on a Model Example, and the garage doors do not face the alley as the design guidelines require. Due to a large side lot, the proposed garage will be highly visible from California. In addition, the garage is largely out of scale. The site plan shows that the footprint of the garage is nearly half as large as the house, thus making it visually dominant from California Ave.

Conclusion

Staff recommends that the Preservation Board deny the Preliminary Application as the proposed garage does not comply with the Fox Park Historic District Standards.

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FRANCIS G. SLAY, Mayor

B.

Date: March 22, 2010
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner
Subject: Preliminary Review to install transoms and trim around front entry
Address: 2745 Accomac Avenue
District: Fox Park Neighborhood Historic District — Ward 7



2745 ACCOMAC AVENUE

Owner/Appellant:

Brett Factory

Purpose:

Preliminary Review to modify front door configuration

Recommendation:

The Preservation Board should deny the Preliminary Application as the proposed work does not comply with the historic district standards.



Background

On May 15, 2009, the Cultural Resources Office received a Citizens Service Bureau complaint for work being completed at 2745 Accomac Ave. without a permit. Upon inspection it was discovered that two new front doors had been installed, and both original transoms and trim were removed. The owner of the property did not respond to correspondence from the Cultural Resources Office and was referred to Housing Court. Upon receipt of a court summons, the owner made application for the non-compliant work on September 8, 2009.

The owner did not wish to modify his design so the project was scheduled for the November 23, 2009 Preservation Board, which the Board denied. The owner is coming back to the Board with a new proposal.



WEST

CONTEXT



EAST

Site and Surrounding Area

2745 Accomac is a converted two-family two-story Revival style in the Fox Park Historic District. The property is located on the north side of Accomac between Ohio to the east and California to the west, two blocks north of Fox Park. Buildings surrounding 2745 Accomac are residential, primarily single-family brick buildings of similar architectural style and date of construction. The surrounding buildings are all well-maintained and are contributing resources to the Fox Park Historic District.



CONTEXT ACROSS ACCOMAC LOOKING EAST

Relevant Legislation

Per the Fox Park Neighborhood Historic District Standards, Ordinance #66098:

204 Doors

Comment: Doors, like windows, are an integral part of a building's street facade. Primary entrance doors are one of the strongest first impressions of a building. Door types found in the Fox Park Historic District are limited to a few different types. Doors of earlier Federal style buildings are solid, simple in construction and without ornament except for four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door (See Figure I)

Doors shall be one of the following:

The original wood door restored

A new wood door that replicates the original

A finished metal door of a style which replicates the original; or

Based on a Model Example

Does not comply. The alterations made to the front entry have completely changed the character of the front entry. The proportions and style of the original doors have been lost; and all of the original door transoms, center mullion and other trim have been removed. The owner did not provide a Model Example, but he would not be able to, as the renovation of the entry is entirely contemporary in design.



DETAIL OF NEW DOORS

204.2 Transoms:

Existing transoms must be maintained as part of the entry at all Facades.

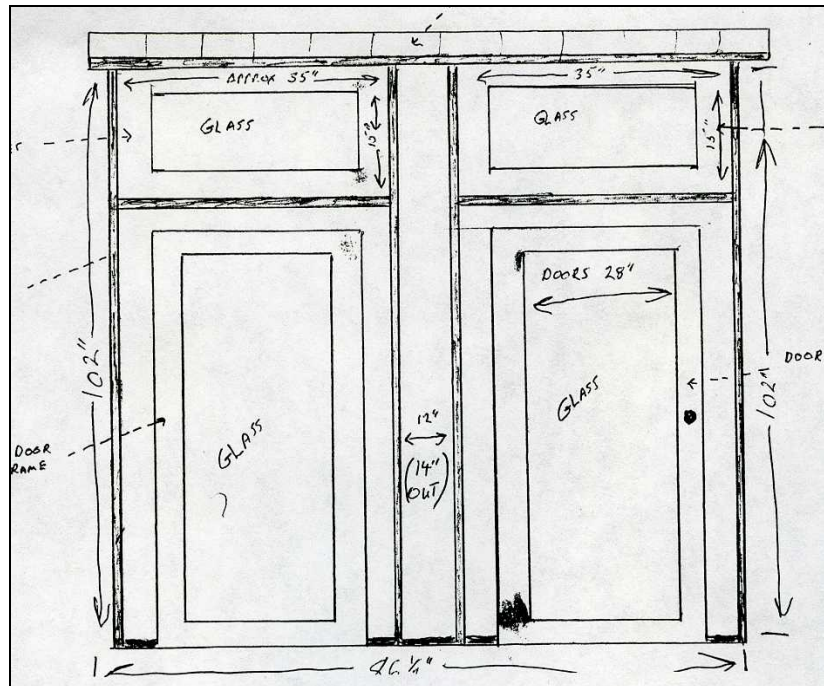
Does not comply: The proposed transoms lack that proper depth transoms have been removed to accommodate the taller doors.



PROPER DOOR CONFIGURATIONS/EXAMPLES

Community Consultation

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.



DETAIL OF PROPOSED WORK

Comments

2745 Accomac, built in 1907, is a simple Classical Revival style building. Popular from the 1880's until the 1940's, these styles utilized a wide variety of detailing like ornate porches, parapets, and window treatments to make a simple building form appear elegant. The original door configuration was a key element to the appearance of this house that has very minimal ornamentation. The installation of the new doors and removal of the transoms and door trim has severely affected the character of the building. The new doors are too tall and out of scale with the original building.

The new proposal does not meet the criteria set forth in the design guidelines as a Model Example was not provided as a basis for the new design. The additional trim is not sufficient in replicating the original appearance. The proposed transoms are too narrow and do not replicate the original appearance.

The owner has not provided any evidence of economic hardship.

Conclusion

Staff recommends that the Preservation Board uphold the staff denial as the proposal does not comply with the Fox Park Historic District Standards.

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

C.

Date: March 22, 2010
To: City of St. Louis Preservation Board
From: Jan Cameron, Cultural Resources Office
Subject: Application for demolition of one-story brick garages
Address: 6169R Pershing Ave.
District: Skinker-DeBaliviere Local Historic District **Ward: 28**

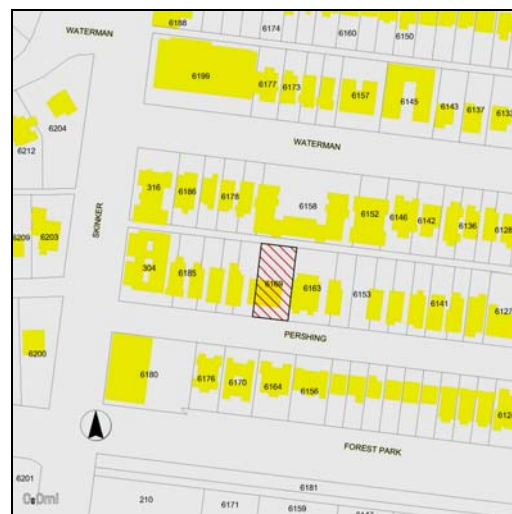


6169 PERSHING AVENUE REAR – AS IT APPEARED BEFORE DEMOLITION

Owner:
Washington University Quadrangle Housing

Applicant:
Aalco Wrecking

Staff Recommendation:
That the Preservation Board deny the application for demolition and refer the owner to Housing Court.





FRONT BUILDING AT 6169 PERSHING

Proposal:

To approve the demolition of a brick garage (already demolished without permit) in the Skinker-Debaliviere Local Historic District.

Background

On February 24, 2010, the Cultural Resources Office received an application for the demolition of a one-story, multi-car brick garage at 6169 Pershing. Photos accompanying the application showed that the garage appeared in sound condition, and was stylistically similar to the front building,

with multi-light windows, paneled doors and variegated brick façades. Following the usual procedure, an request for information letter was sent to the owner and applicant.

Shortly thereafter, the Cultural Resources Office received notification that the Building Division had issued a citation to the owner for demolition of the garage without an approved permit. A representative from Washington University Quadrangle House contacted the staff and requested that the permit be immediately approved, as the garage was “half-down.” The staff asked that he submit current photos of the garage so that we could assess its current condition.

The photos the Office received were those of another garage, at 6100 Pershing Rear, which was being demolished at the same time by the same contractor. These are those photos:



The following day, the Cultural Resources Office received a letter from Aalco Wrecking, stating that their subcontractor had “jumped the gun” and begun demolition without a permit. When the staff visited 6169 Pershing on the following day, the garage was entirely demolished, the site cleaned, and tenants were parking between the concrete foundations.

Later, the Cultural Resources Office found that 6100 Pershing garage had no permit application at all.

Given the complex situation, the project was scheduled for the next Preservation Board meeting.



GANGWAY WEST OF 6169 PERSHING SHOWING THAT GARAGE WAS PARTIALLY VISIBLE FROM PERSHING

Site and Surrounding Area:

6169 Pershing, was a one-story five-car brick garage built in 1910, is a contributing building to the Skinker-DeBaliviere Certified Local historic district. The garage was located on the north side of Pershing Ave. in the middle of the block between Skinker to the west and Rosedale to the east. Surrounding properties are primarily of multi-family apartments, in the Craftsman and various Revival styles, constructed from 1890 to 1920. All are well-maintained and contributing resources to the historic district.



LOOKING WEST ON PERSHING



LOOKING EAST ON PERSHING

Relevant Legislation

St. Louis City Ordinance 64689 (Enabling Ordinance)

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District. *If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board...*

The proposed demolition will add to the increasing number of demolished alley structures and the loss of historic garages throughout the district.



CURRENT SITE CONDITIONS



GARAGE FOUNDATIONS & SLAB LEFT IN PLACE



PRIOR TO DEMOLITION

SECTION FORTY-EIGHT.

Considerations in review of proposed work: Demolition - Historic District.

In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this ordinance and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the proposed work would adversely affect the characteristics of the district or

site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic

District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work.

Does not comply. The demolition violates the intent of both Title 24 and the Skinker-DeBaliviere Historic District designation ordinance.

Community Consultation

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.

Comments

The owners stated that the building was in poor condition and needed to be demolished for safety reasons. Based on photographs supplied with the application, the garage appeared to be in sound condition and remarkably intact, with its original multi-light windows and paneled doors. It is also one of the few unaltered examples of early 20th century garages left in the historic district. The Cultural Resources Office staff would have scheduled the demolition application for review by the Preservation Board even had the applicants not proceeded to demolish the building, precluding their review.

Conclusion

The Cultural Resources Office staff recommends that the Preservation Board deny the demolition and refer the owner to Housing Court.

Contact:

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CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

Date: March 22, 2010
To: City of St. Louis Preservation Board
From: Jan Cameron, Preservation Administrator, Cultural Resources Office
Subject: Appeal of a staff denial to alter chimneys and dormers
Address: 2407 S. 13th Street
District: Soulard Local and National Register Historic District **Ward:** 7



2407 S. 13th STREET

Applicant and Owner:
Robert Cox

Recommendation:
That the Preservation Board uphold the staff denial as the proposed work does not conform to the Soulard Local Historic District design guidelines.





LOOKING NORTH TOWARDS SITE FROM S. 13TH STREET

Background

On July 31, 2009, the property owner applied for a permit to replace the roof and gutters on his 2-1/2 story single-family house in the Soulard Historic District. In December, he was cited by the Building Division for alterations to the rear dormer and removal of a rear chimney, work which was not included on his approved permit. The dormer's original slate shingles had been removed from the dormer and replaced with horizontal lap siding. The owner intends to do the same with the remaining five

dormers, all of which are prominently visible from the street. He also proposes to remove the four large chimneys on the south side of the house. As this work did not conform to the Soulard Local Historic District standards, the application was denied by staff. The owner appealed the denial in January and the project was scheduled for the February meeting. Shortly before, the owner asked for a deferral, and it was re-scheduled for the March agenda.



LOOKING SOUTHWEST AT SITE

Site and Surrounding Area

The building, constructed in 1897, is located near the southwest corner of Barton and S. 13th in the Soulard Local and National Register historic district. Interstate 55 is one block to the west. There is an empty lot to the south of the subject that property that once held a multi-family apartment that was razed several years ago. All surrounding properties are well-maintained and contributing resources to the historic district.

Reasons for Application:

The owner wishes to appeal the staff denial of the proposed chimney demolition and dormer alterations. He contends that the chimneys are not repairable, and that the proposed alterations to the dormers is appropriate.

Relevant Legislation

Per the Soulard Historic District Ordinance:

ARTICLE 4: SITE

201.9 Roofing Accessories

Chimneys:

Existing chimneys shall be retained.

Chimneys not in use may be capped, but in no case is a chimney to be altered in dimension, including height....

Does not comply. The chimneys are critical to the architectural character of the house and form a distinct decorative element with the dormers on the south elevation.



SOUTH ELEVATION



DETAIL OF DORMERS AND CHIMNEYS ON SOUTH ELEVATION

201.7 Dormers

Dormers shall not be removed or altered in configuration, location and detail except as otherwise expressly provided herein.

Reconstructed dormers and elements of a dormer shall be designed and positioned on roofs to replicate the dimensions, proportions, materials (except as noted in part 4 hereof) and details including ornament of the original dormer. Where such dimensions, proportions, materials and details are not evident from present conditions, a Model Example shall

be provided.

Dormer materials, including those at the sides, shall not be altered in appearance from the original except vinyl, aluminum, steel or masonite siding which appears as 4" wood siding may be used at the sides when the dormer is located above the second story of a building as provided in section 202.2. Asphalt shingles are prohibited on vertical sides of dormers.

Comment: Asphalt shingles are an inappropriate siding material for any vertical surface. They sag in summer heat and eventually fall off. The sides of dormers on slate roofs are typically slate, while the sides of dormers on asphalt shingle roofs are typically 4" exposed wood siding.

Does not comply: The dormers retain their original slate. The owner's intent will adversely affect the appearance of the dormers and roof, as illustrated below.



ORIGINAL DORMER AT FRONT FACADE



REAR DORMER WITH ALTERATIONS



DETAIL OF REAR DORMER AND CHIMNEY

Community Consultation

At this time, the Cultural Resources Office has received no communication concerning the project from the Alderman or the neighborhood.

Comments

Dormers: The Soulard Historic District Standards clearly state that dormers shall not be altered in appearance from the original.

The owner contends that the house that was actually constructed in 1867 and that

the existing dormers already have been altered from their original appearance — clapboards instead of slate.

Stylistically, however, the house conforms to the Romanesque Revival style, where articulated roofs and their associated elements (chimneys, dormers, cresting and finials) were important character-defining features. The use of slate on the dormers was intended to present the dormers as a part of the roof, rather than something applied to it. To replace the slate with siding visually disrupts the appearance of the roof and the original architectural intent.

The historic district standards are correct in stating that asphalt shingles are not recommended for installation on a vertical service. The owner has submitted no evidence that the slate on the dormers is irreparable; on the contrary, the water problems seem rather to be related to failure of flashing. However, if the slate cannot be salvaged and repaired, there are many new products such as Lamarite that do a good job of replicating the appearance of slate and would blend far better with the composition shingles of the existing roof.

Chimneys: Again, the Standards are clear that chimneys are a significant element of historic buildings and are not to be removed or altered, but reconstructed if their necessary. The owner has presented no evidence for his statement in his appeal that, “It is obvious the chimneys are way past repairing.” From exterior inspection, this does not seem to be the case.



NORTH ELEVATION

Conclusion

Staff recommends that the Preservation Board uphold staff denial as the proposed work does not conform to the Soulard Local Historic district standards.

Contact:

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CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

Date: March 22, 2010
To: City of St. Louis Preservation Board
From: Andrea Gagen, Preservation Planner, Cultural Resources Office
Subject: Appeal of a Staff Denial of a Demolition
Address: 4260 Westminster (aka 414-18 Boyle)
District: The Central West End Certified Local H. D. **Ward:** 18



4260 WESTMINSTER (AKA 414-18 BOYLE)

Owner:

Core Holdings, LLC

Applicant:

Bellon Wrecking Co./Don Bellon

Purpose:

Appeal of a staff denial of an application to demolish a one-story commercial building.

Recommendation:

That the Preservation Board uphold the staff denial of application for demolition, as it does not meet the criteria for approval under the ordinance.



PROPOSAL:

The owner proposes to demolish a one brick commercial building located within the boundaries of the Central West End Historic District. The owner has not indicated what will be done with the property after demolition.

BACKGROUND:

In January 2010, an application for a demolition permit was received by the Cultural Resources Office. The application was denied as the building is a contributing resource to the Central West End Certified Local Historic District and because no plan for redevelopment of the site was submitted. The owners have appealed the denial and are asking for the demolition on public safety grounds, and believe that rehabilitation of the building is not feasible. Core Holdings, LLC obtained the building in November 2008. The building has not been condemned by the Department of Public Safety.



TERRACOTTA PARAPET DETAILS

SITE AND SURROUNDING AREA:

The building is located in primarily residential neighborhood on the northeastern edge of the Central West End Historic District. Although the building has a Westminster address, the building faces Boyle. There are a few other commercial buildings further south on Boyle.



NORTH ELEVATION



SOUTH ELEVATION



REAR (EAST) ELEVATION

RELEVANT LEGISLATION:

Excerpt from Ordinance #56768, Central West End Historic District:

*These standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature n the Historic District which does not involve a change in design, material, color or outward appearance nor to prevent the demolition of any feature or structure which the building inspector shall certify is dangerous and unsafe. **The building has not been condemned for demolition by the Department of Public Safety.***

Excerpt from Ordinance #64689 (Title 24), Cultural Resources Office And Preservation Board Enabling Ordinance:

*SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved. **4260 Westminster was inspected by the Building Division on 4/7/2009, two (2) violations were found. Violations were complied on 6/23/2009. No condemnations.***

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in

light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board... Constructed in 1910 and adorned with terracotta detailing, the building housed three small storefronts. Although a primarily residential area, there are commercial buildings dotted along Boyle Ave. As the only remaining building with a street presence on this block of Boyle, the loss of the building would significantly diminish the historic character of this northeast corner of the district.



FAILURE ABOVE CENTER STOREFRONT



REAR ELEVATION AT ROOF LINE



MORTAR LOSS AT REAR WALL



DETAIL OF POOR REPOINTING



LOOKING SOUTHWEST



ACROSS STREET



BUILDINGS SOUTH



BUILDINGS NORTH



LOOKING NORTHWEST

COMMUNITY CONSULTATION:

There has been no response from the Alderman or any community organization.

COMMENTS :

The building has suffered from lack of maintenance, but it is still a sound building under definition of the ordinance. In the staff's experience, the building could be successfully rehabilitated, especially given its location in the Central West End. The building is a contributing resource to the Central West End Local Historic District and its demolition would degrade the integrity of this end of the district. The building(s) on the northern end of the lot at 4260 Westminster were demolished some time in the past. The building facing Boyle, with its street presence, anchors this end of the

block, helping link it to the residential areas across the street. The demolition of this anchor building would leave a large hole in the block face, with no definite plans in place to replace it and sever the link between the 4200 and 4300 blocks of Westminster.

CONCLUSION:

The building is a contributing resource to Central West End Local Historic District and has not been condemned by the Department of Public Safety.

The applicant has not provided evidence supporting the decision to demolish the existing building as opposed to rehabilitation. The Cultural Resources Office recommends that the Board uphold the staff denial of the application for demolition.

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CITY OF ST. LOUIS
**PLANNING & URBAN
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

Date: March 22, 2010
To: City of St. Louis Preservation Board
From: City of St. Louis Cultural Resources Office
Subject: Appeal of Staff Denial of an Application for a Demolition Permit
Address: 6102 Michigan
District: Carondelet National Register District **Ward: 11**



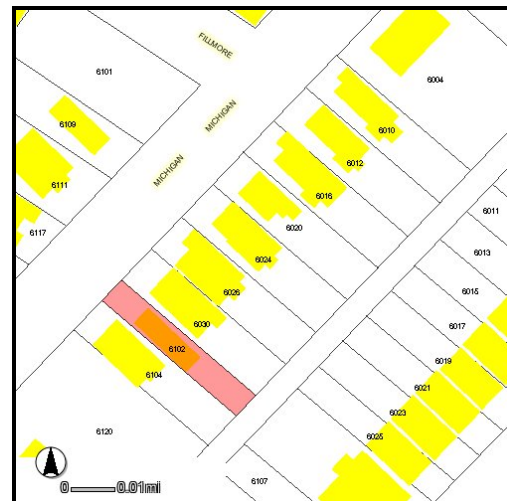
6102 MICHIGAN

Owner:
James B. Fritz
Fenton, Mo 63026

Applicant:
Flexton Contracting – Gordon Herron

Project:
Demolish building in Carondelet National
Register District

Recommendation:
Staff recommends that the Board uphold the
staff denial.



Background:

On January 15, 2010, the owner Mr. James Fritz, through his contractor, Flexton Wrecking, applied for a demolition permit for the building at 6102 Michigan Avenue, a property located in the 3rd extension of the Carondelet National Register District. In response to an inquiry about the purpose of the demolition, the owner responded that he wanted to plant grass and a small garden on the lot.



The building entrance and front porch are located below the grade of the remainder of the block.

The parcels on either side of this building are owned by a Mr. Bradford J Besse. Both the single family on the north and the two family on the south were constructed in the early 20th Century.

The 6100 block of Michigan is an entirely intact, early 20th Century streetscape.

Site and Surrounding Area:

Visual inspection of the exterior of the building revealed no obvious structural defects.

In addition, the building appears to be an early 19th Century structure, with a flounder roof and rear. The front of the building was most likely “re-modeled” sometime in the early 20th Century to have a more Arts and Crafts appearance; however the original flounder roof and chimney are clearly visible from the street.





**6102 MICHIGAN (SMALL BLUE BUILDING) IN
CONTEXT**



6102 AND 6100 MICHIGAN

Reasons for Application:

The applicant has stated that he wishes to plant grass and a garden on the site.

Relevant Legislation

ST. LOUIS CITY ORDINANCE 64689

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.

PART X - DEMOLITION REVIEWS

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

..... Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. *Redevelopment Plans.* Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

No Redevelopment Plan passed by Ordinance exists for the site.

B. *Architectural Quality.* A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

The building is a mid 19th Century flounder building which originally had a gable roof at the front, as was somewhat typical of the Property Type. The front façade was changed at some point early in the 20th Century to reflect changing building fashions. It is a contributing building to the Carondelet National Register District, and is eligible of the use of State and Federal Tax Credits for Historic Preservation to assist in rehabilitation costs. It would be considered a “Sound, High Merit” building under the Ordinance definition because of its age and condition.

C. *Condition.* The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. *Sound Structures with apparent potential for adaptive reuse, reuse and or resale* shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

An on-site visual inspection revealed no structural defects. Although the building was covered with a coat of plaster sometime within the last 20 years, no exterior structural defects beneath the thin plaster coating were revealed.

According to City of St. Louis records, the building is 1,510 square feet. If a rehabilitation cost of \$75.00 per square foot were used to estimate the total cost of rehabilitation, the cost would be \$113,250.00. If the building were developed as a for-sale property, using the subsidy of the State Tax Credits for Historic Preservation, worth 25% of the cost of rehabilitation, the final rehabilitation cost would be \$84,938.00. If the property were rehabilitated into rental property, another 20% of the cost of rehabilitation could be used as well, bringing the final cost of rehabilitation to approximately \$63,288.00.

2. *Structurally attached or groups of buildings.* The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial

demolition of a building, or of one or more buildings in a group of buildings, will be considered.

NA

D. Neighborhood Effect and Reuse Potential.

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

The buildings in the neighborhood surrounding the site are well maintained and in good condition.

2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

The building has excellent potential for reuse as illustrated in the cost analysis described. The table below also illustrates that the potential costs for rehabilitation are well within costs for for-sale housing within the area.

FOR-SALE HOUSING STATISTICS IN THE AREA SURROUNDING 6102 MICHIGAN

Year	Total Sum	Count	Average	Median Value
2000	\$518,500.00	13	\$39,884.62	\$72,500.00
2001	\$728,500.00	12	\$60,708.33	\$75,000.00
2002	\$1,707,503.00	29	\$58,879.41	\$76,000.00
2003	\$1,713,300.00	23	\$74,491.30	\$80,900.00
2004	\$2,390,655.00	30	\$79,688.50	\$85,000.00
2005	\$2,477,250.00	29	\$85,422.41	\$89,900.00
2006	\$1,761,827.00	13	\$135,525.15	\$95,000.00
2007	\$1,501,100.00	13	\$115,469.23	\$89,900.00
2008	\$1,055,700.00	11	\$95,972.73	\$79,000.00
2009	\$911,900.00	12	\$75,991.67	\$67,500.00

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No evidence of economic hardship has been presented to staff.

Comments

The house at 6102 Michigan is a historic building with excellent potential for rehabilitation and re-use. No evidence has been submitted from the owner that would permit approval of the proposed demolition under Ordinance criteria.

The owner has submitted a letter stating that the brick walls and limestone foundation leak. This condition could be ameliorated by the careful removal of the thin skim coat of plaster on the outer surface of the walls and complete and appropriate tuck-pointing. The plaster coat is actually preventing the brick walls from working properly, because it is trapping moisture and not allowing the walls to “breathe”. A coat of a professional masonry conservation material on the uncovered brick would also assist in providing a moisture barrier. The cost of this material would be subsidized by the use of the State and Federal Tax Credit for Historic Preservation programs.

Brick walls also leak moisture when roofs, gutters, and downspouts are not properly maintained.

Staff would gladly assist in providing specialized technical advice regarding the masonry conservation issues, as could any architect specializing in historic preservation.

Conclusion

Staff recommends that the Preservation Board uphold the staff denial of the application for a building permit.

Contact:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

Date: March 22, 2010
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of a Staff Denial of an application to retain vinyl windows on front facade
Address: 5759 Waterman Blvd.
District: Skinker-Debaliviere Local Historic District **Ward:** 28



5759 WATERMAN

Owner/ Appellant:
Robert Simpson

Purpose:
To retain vinyl windows at the front facade of a two-story, single-family building.

Recommendation:
That the Preservation Board uphold the Staff denial as the installed vinyl windows do not meet the Skinker-DeBaliviere Historic District Standards. On the main facade, the owner should be instructed to install appropriate replacement windows, and to remove all wrapping on sills, brickmold, and mullions.



Background

A citizen's service bureau complaint was investigated in January of 2010. Upon inspection it was discovered that vinyl windows had been installed on the front of the building without a permit. The owners applied for a permit on February 12, 2010 to retain vinyl windows. As the vinyl windows do not meet the Skinker-Debaliviere Historic District standards and no remedy could be reached with the owner, the permit was denied.

The window company claimed they had no idea the property was in a historic district. The owner appealed the decision on March 3, 2010 and was subsequently scheduled for the March 22, 2010 Preservation Board.



LOOKING EAST ON WATERMAN



LOOKING WEST ON WATERMAN



CLOSE-UP OF SECOND FLOOR WINDOWS

Site and Surrounding Area

5759 Waterman consists of a two-story, single-family house designed in the Craftsman style in the Skinker-Debaliviere Historic District. The subject property is located between Laurel to the West and DeBaliviere to the east. Surrounding the subject property are residential, multi-family, buildings designed in a similar architectural style and dates of construction.

The surrounding buildings are all well-maintained and are contributing resources to the Skinker-Debaliviere Historic District.



DETAIL OF WINDOW ON FRONT FACADE

Relevant Legislation

Per the Skinker-Debaliviere Historic District Standards from Ordinance #57688:

RESIDENTIAL APPEARANCE STANDARDS...

2. Structures...

d. Details (for permit required work):

“Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors.”

Does not comply. Replacement windows installed do not replicate the proportions and appearance of the original windows; in addition, the wrapping of brick molds, sills, and mullions have greatly altered the building’s historic appearance.

Community Consultation

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.

Comments

5759 Waterman, built in 1919, is a Craftsman style building. The Craftsman style was noted for a simplified design that emphasized traditional building methods and handcrafts. Much of the architectural expression for this building style is found in the design of windows and doors. The vinyl windows installed by the owner have seriously affected the building's historic character and integrity. The windows are flat and contemporary in appearance; the lift and meeting rails are narrower, and the jambs are wider than the original window.

Conclusion

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application as the vinyl windows do not meet the Skinker-DeBaliviere Historic District Standards. On the main facade, the owner should be instructed to install appropriate replacement windows, and to remove all wrapping on sills, brickmold, and mullions. The applicant may retain the vinyl windows on the sides and rear.

Contact:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: March 22, 2010
SUBJECT: Appeal of staff denial to retain signage
ADDRESS: 1801 Park
JURISDICTION: Lafayette Square Local Historic District - Ward 6
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



Owner:
1801 Park Associates LLC

Applicant:
Lafayette Fire Company No. 1/Charles Hoffmann

Purpose:
To retain signage erected without a permit.

Recommendation:
That the Preservation Board uphold the staff denial of the signage as it does not meet the Lafayette Square Local Historic District Standards.



PROPOSAL:

To retain one (1) projecting sign and three (3) window signs at 1801 Park in the Lafayette Square Local Historic District.

BACKGROUND:

In February 2010, the Cultural Resources Office received a permit application for signage at 1801 Park. The signage included one projecting sign above the storefront and three (3) window signs located in the transom area. The signage was installed without a permit. The Cultural Resources Office issued an administrative denial of the permit application and the owner has appealed that decision.



PROJECTING SIGN

SITE AND SURROUNDING AREA:

1801 Park is located on a mainly commercial section of Park Ave., at the corner of Park and 18th St. It is within the boundaries of the Lafayette Square Local Historic District.



EXAMPLES OF TRANSOM SIGNAGE

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

Lafayette Square Historic District Rehabilitation and New Construction Standards

207.7 Signage At Public & Intermediate Facades

Comment: Commercial signage is defined as signage located at buildings which were originally built to house commercial uses; commercial signage at residential structures refers to signage at residential structures which have been converted to commercial or mixed-use.

Commercial signage

1. Commercial signage is regulated by the existing City of St. Louis Signage Ordinance and further regulated herein.
2. Signage shall not project beyond the face of the building, except 6" maximum height lettering is permitted on the apron of an awning. **Current projecting sign does not comply with historic district standards. However, there are other similar-sized projecting signs on the same building and within the district.**
3. Placard signs shall be metal or painted wood, less than 100 sq. inches in size. N/A
4. Signage shall not be applied above the 2nd floor line. N/A
5. Signage may be painted onto the flat fascia trim above storefront windows. N/A
6. Signage may be painted on the storefront glass, height of letters not to exceed 6". Sign not to exceed 2 lines. **Current signage on transom windows meet the letter height requirements, but are three lines of text.**
7. Signage shall not be electric or animated. **Complies.**
8. See 207.5 for exterior lighting restrictions. N/A



CONTEXT ON EITHER SIDE OF 1801 PARK



ACROSS STREET



LOOKING SOUTHWEST ON PARK

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman or any neighborhood group regarding the project.

COMMENTS :

The Cultural Resources Office believes that the amount of signage on the storefront is somewhat excessive. Although the projecting sign is not in compliance with the historic district standards, there is precedent for this type of sign in the district, along Park Ave. The transom signs do not comply with the standards in that they consist of more than two lines of text. The staff believes that the projecting sign and one transom sign would provide sufficient signage for the business and be more in keeping with the historic character of the neighborhood.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board uphold the staff denial of the signage it does not meet the Lafayette Square Historic District standards.

CONTACT:

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